



S-253

ORDINANCE NUMBER 2354

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR A GASOLINE SERVICE STATION WITH A CAR WASH AND CONVENIENCE STORE WITHIN PLANNED DEVELOPMENT NO. 29 (PD-29) ZONING DISTRICT AND LOCATED AT 2904 VALLEY VIEW LANE, THE SOUTHEAST CORNER OF VALLEY VIEW LANE AND JOSEY LANE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to amending the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the zoning map of the City of Farmers Branch so as to grant a Specific Use Permit for a gasoline service station with a car wash and convenience store within Planned Development No. 29 (PD-29) zoning district and specifically located on the 0.47 tract of land located at the southeast corner of Valley View Lane and Josey Lane and addressed as 2904 Valley View Lane.

SECTION 2. That the gasoline service station, convenience store and car wash shall be constructed and specifically located in accordance with the approved site plan attached as Exhibit "A".

SECTION 3. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a gasoline service station and car wash.

SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon convictions shall be punishable by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense.


SECTION 5. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 7. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 20th day of October, 1997.

APPROVED:



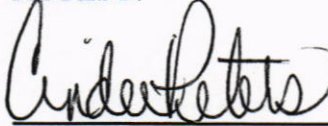
Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary

THE UNITED STATES OF AMERICA
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION



WASHINGTON, D. C. 20535
JANUARY 10, 1964
MEMORANDUM FOR THE DIRECTOR, FBI

FROM: SAC, NEW YORK (100-100000)
SUBJECT: [Illegible]

RE: [Illegible]

1. [Illegible]

2. [Illegible]

3. [Illegible]

4. [Illegible]

SITE DATA
ZONED PD-24 (LR-2)


SITE AREA:
TOTAL SITE SQUARE FOOTAGE= 20600 SQUARE FEET
CONVENIENCE STORE SQUARE FOOTAGE= 1917+72= 1989 SQUARE FEET
CAR WASH SQUARE FOOTAGE= 720
TOTAL BUILDING AREA SQUARE FOOTAGE= 2709 SQUARE FEET
BUILDING AREA RATIO= 20600/2709= 13%


PARKING:
PARKING SPACES REQUIRED: 10
RETAIL 1989/200= 10
PARKING SPACES PROVIDED: 10
(8)- 10' X 18' 90° SPACES
(2)- 10' X 20' PARALLEL SPACES

LANDSCAPING:
LANDSCAPE AREA REQUIRED: 5%
REQUIRED= 20600 x .05= 1040 SQUARE FEET
PROVIDED= 1544 SQUARE FEET WITHIN SITE BOUNDARIES
TREES REQUIRED: 6 ON VALLEY VIEW AND 5 ON JOSEY
PROVIDED= (15) 6' HIGH CRAPE MYRTLE
GROUND COVER TO MATCH EXISTING IN BEAUTIFICATION EASEMENT
THE PROPOSED DWARF YAUPOH HOLLY MUST BE A MINIMUM SIZE OF
5 GALLONS AND MATCH THE EXISTING HEIGHT AND SPREAD OF THE
EXISTING DWARF YAUPOH HOLLY MATERIAL
ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND
IRRIGATION SYSTEM TO CONFORM WITH CITY STANDARD
SPECIFICATIONS (TIE INTO EXISTING SYSTEM)

PLANT LEGEND:

 EXISTING DWARF YAUPOH HOLLY (79)

 PROPOSED YAUPOH HOLLY (21)

 PROPOSED
CRAPE MYRTLE (15)

 ASIAN JASMINE

 BARK GROUND COVER

NOTES:

EMERGENCY FUEL SHUT DOWN DEVICE AND SIGNAGE TO BE LOCATED
WITHIN 75', NOT CLOSER THAN 25' FROM DISPENSERS

AUTOMOBILE FUEL DISPENSING TO MEET UNIFORM
FIRE CODE 1994 ARTICLE 52

THE FUEL PUMP ISLAND FOUNDATIONS TO BE 6"
OR HIGHER ABOVE GRADE

FUEL PUMPS TO BE MPD'S-(MULTIPLE PUMP DISPENSERS)
ALL GAS PUMPS TO HAVE CARD READERS (PAY AT PUMP)

THE FUEL PUMPS SHALL BE LOCATED SUCH THAT
THE NOZZLE, WHEN FULLY EXTENDED, WILL NOT REACH
WITHIN 5 FEET OF BUILDING OPENINGS

NO ADDITIONAL UNDERGROUND STORAGE TANKS ARE BEING PROPOSED

DESIGN POSSESSION CLAIM

THIS DESIGN IS OF ORIGINAL CONCEPT STATE AND THE SOLE
POSSESSION OF THE PARAGON/SOLUTIONS DESIGN GROUP.
UNDER NO CIRCUMSTANCES SHALL ANY PORTION OF THIS
DESIGN BE USED OR CONSTRUCTED TO OBTAIN PROFITS
THROUGH ITS USE WITHOUT WRITTEN CONTRACTUAL
AGREEMENT BETWEEN CLIENT AND SAID DESIGN FIRM.
PARAGON/SOLUTIONS DESIGN GROUPS ARE NOT RESPONSIBLE
FOR ANY STRUCTURAL, CONSTRUCTION, FABRICATION,
ELECTRICAL AND/OR PLUMBING FAILURES CONCERNING THE
PROJECT. PARAGON/SOLUTIONS DESIGN GROUPS ARE NOT
PROJECT MANAGERS AND/OR GENERAL CONTRACTOR
AUTHORIZED BY THE OWNER(S) ON THIS PROJECT.
VENUE: ANY ACTION ASSIGNED PERTAINING TO THIS DESIGN
SHALL BE SO COVERED BY THE LAWS OF TEXAS

PARAGON SOLUTIONS INC.



"EXCELLENCE BY DESIGN"

5340 KNICKERBOCKER ROAD
SAN ANGELO, TEXAS 76904
PHONE: 815-942-8335
FAX: 815-948-8579

2628 SOUTHWEST LOOP-820
FORT WORTH, TEXAS 76115
PHONE: 817-827-7171
FAX: 817-827-8131

**PARSH LANE FUEL
RMERS BRANCH, TEXAS**

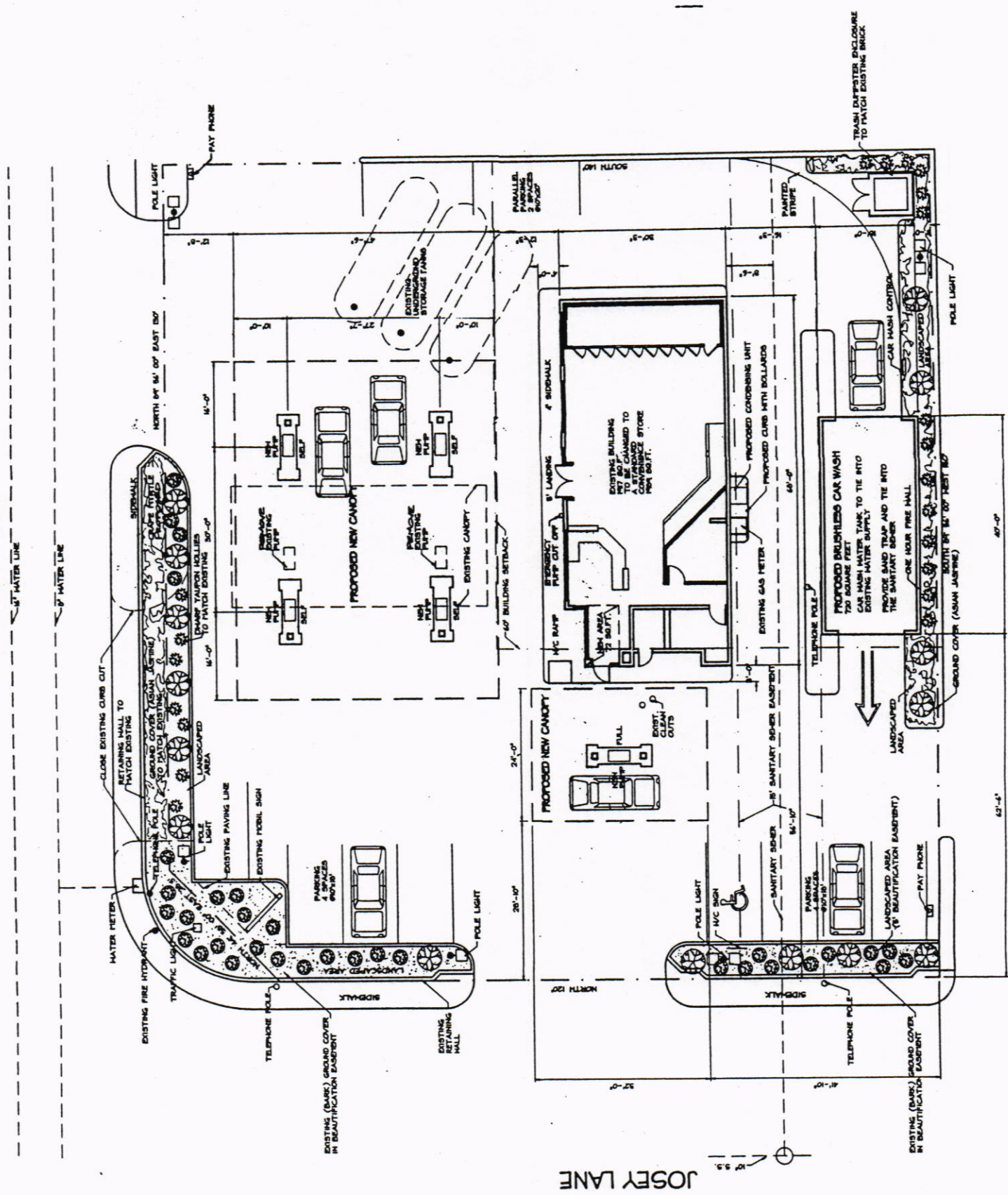
SITE PLAN

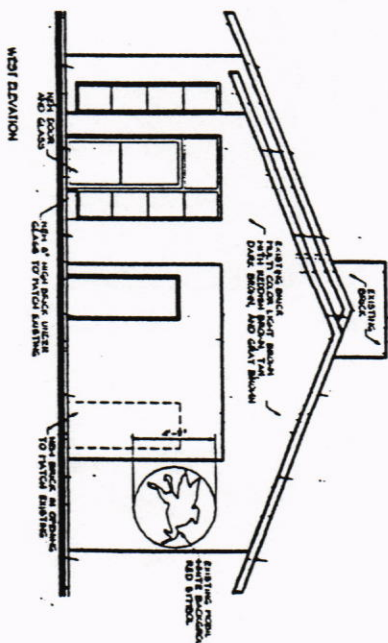
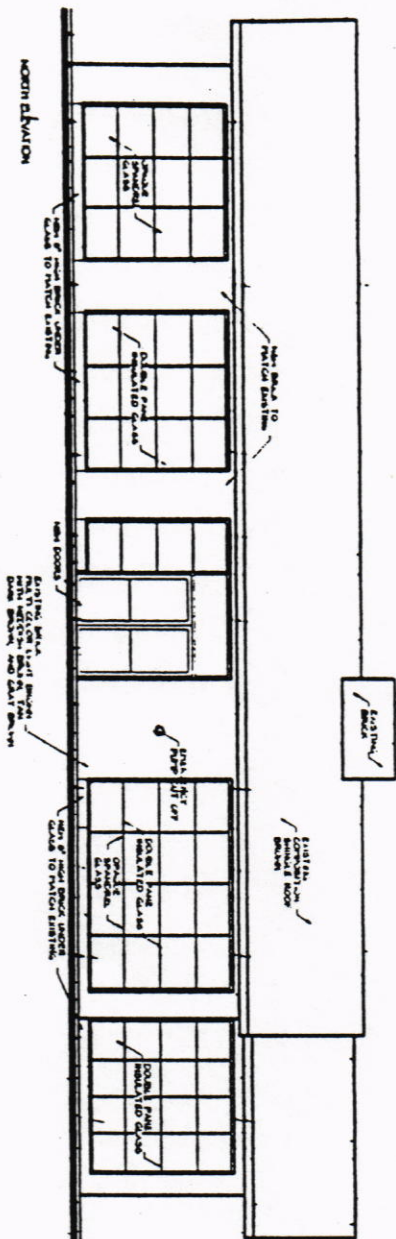
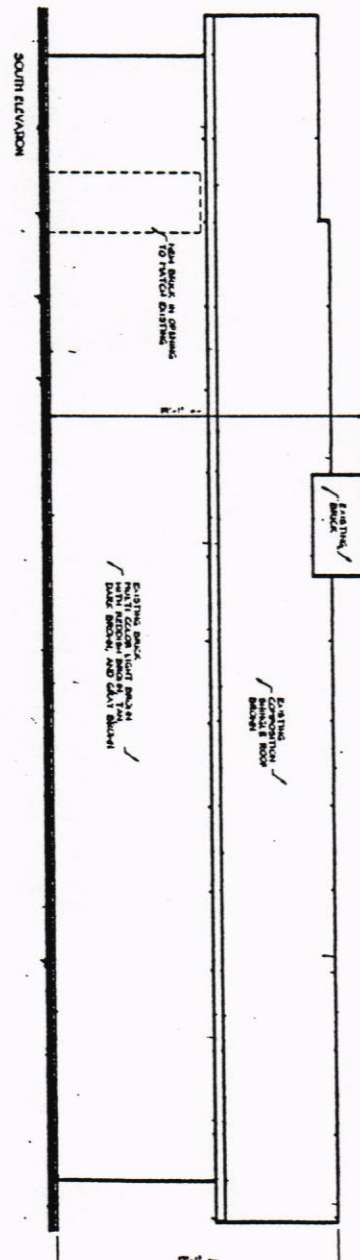
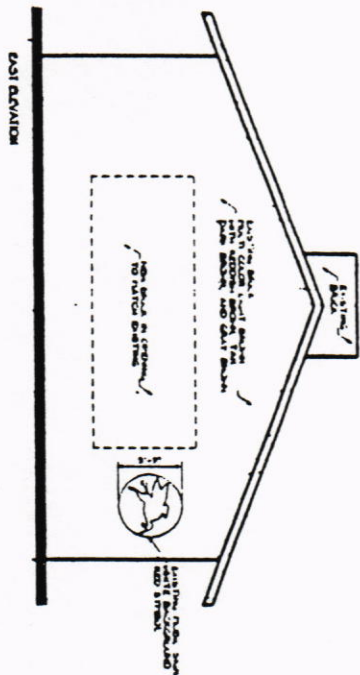
EXHIBIT "A" (1 of 6)

3D

SEP 25 1997

CONVE...NCE STORE WIGASOLINE/CARWASH





3E

EXHIBIT "A"
(3 of 6)

BUILDING ELEVATIONS

APPROVED BY:

CATRA

DATE _____
APPROVED BY _____

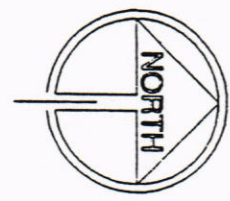
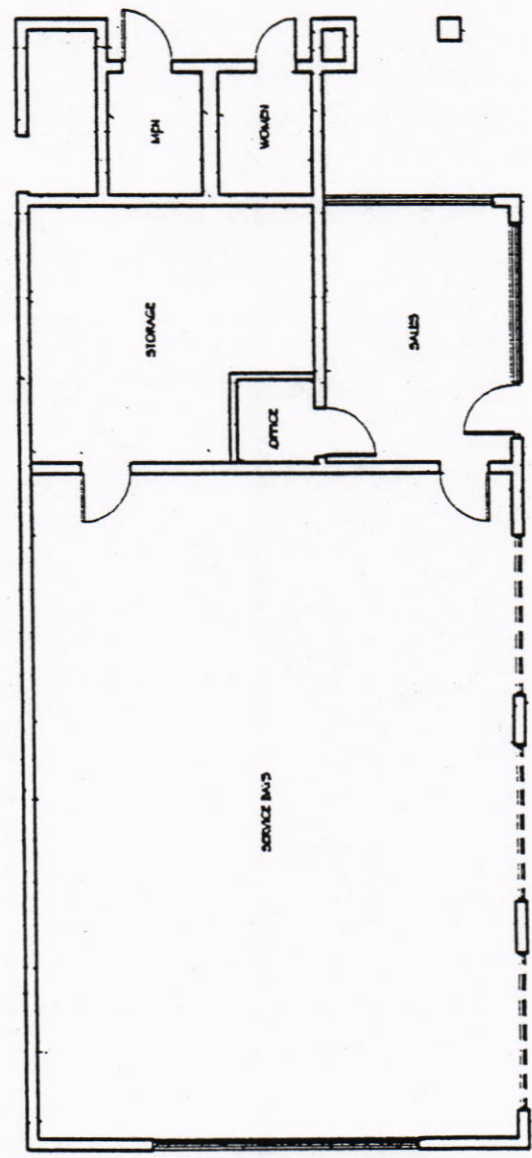


EXHIBIT "A"
(6 of 6)

3H

EXISTING FLOOR PLAN



APPROVED BY: _____
DATE: _____